



**City of
Wenatchee**

Department of Community and Economic Development

CITY OF WENATCHEE

NOV 17 2015

Planning Division

1350 McKittrick Street, Suite A

Wenatchee, WA 98801

(509) 888-3200

LAND DEVELOPMENT PERMIT APPLICATION

Date Submitted: 11/17/15 Accepted By: MB Receipt No. PL15-0036 File No. CUP-15-04

TYPE OF PERMIT YOU ARE APPLYING FOR:

Major Subdivision ☐ Short Plat ☐ Binding Site Plan ☐ Variance ☐
Final Plat ☐ Final Short Plat ☐ Final Binding Site Plan ☐ Conditional Use ☒
Plat/Binding Site Plan Alteration ☐ Plat/Binding Site Plan Vacation ☐ Planned Development ☐
In addition to this form, submit all applicable items on the corresponding checklist for a complete application.

GENERAL INFORMATION

Applicant: Complete Design Inc. - Ryan Kelso

Mailing Address: PO Box 1914, Wenatchee, WA 98807

Contact No.: 509.662.3699 E-mail Address: ryan@completedesign.cc

Property Owner(s): Lighthouse Christian Ministries - Robert J. Rogers
*If different than applicant

Mailing Address: 2121 Valley View Blvd., East Wenatchee, WA 98802

Contact No.: 509.679.1558 E-mail Address: bobbyblue53@gmail.com

If there is more than one property owner, submit the supplemental additional owner(s) and authorization form.

Complete section if an agent is acting for the applicant or owner during the permit process:

Authorized Agent: Complete Design Inc.

Mailing Address: PO Box 1914, Wenatchee, WA 98807

Contact No.: 509.662.3699 E-mail Address: ryan@completedesign.cc

Surveyor: NW Geodimensions Inc. Washington Registration #: 601673866

Contact No.: 509.663.8660 E-mail Address: nwg@nwg surveys.com

Engineer: Rickman Engineering Washington Registration #: 600353439

Contact No.: 509.662.2572 E-mail Address: eldonric@nwi.net

Please indicate who should receive correspondence and notices:

☒ Applicant

☐ Owner

☐ Authorized Agent

☐ Surveyor

☐ Engineer

PROPERTY INFORMATION

Street Address(es): 410 S. Columbia Street

Parcel No(s): 222010815280

Abbreviated Legal Description: Replat First Block 50 Lot 3 Lot 3-7; E Vac Alley

Total site size in acres: 0.75

Zoning District Designation: Industrial

Overlay District: NA

Comprehensive Plan Designation:

Shoreline Environmental Designation: NA

Wildland-Urban Interface: NA

Critical Areas: NA

ACKNOWLEDGEMENTS AND SIGNATURES

I (We) acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
7. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit necessary application materials identified in a Notice of Incomplete Application within 60 days will result in a null and void application, with no refund of the filing fees.
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.
10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: 11-16-15

Applicant Signature: 

Date:

Agent Signature:

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Date:

Owner Signature:

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CONDITIONAL USE PERMIT APPLICATION CHECKLIST

The following information must be submitted at the time of application in order for it to be accepted at the counter. This includes items identified during the pre-application meeting. While a pre-application meeting is not required it can help identify required studies that if deferred will result in a longer processing time.

Applicant Verified	Required Items	Missing	Counter Complete	Deferred	N/A
<input checked="" type="checkbox"/>	Pre-application meeting date and file no. <u>8/20/2015 Pre-APP-15-25</u>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Completed ^{master} application (signed and all parcel #'s included)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	SEPA checklist (signed)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Scaled site plan – 4 copies (at least one copy 11" x 17") depicting at least the following items: (a) the boundaries of the parcel(s); (b) the names of all streets bounding the site; (c) dimensions, locations and elevations of all buildings to be built or used; (d) the location, dimensions and design of off-street parking facilities, showing points of ingress and egress; (e) the surrounding property uses; and (f) pedestrian and vehicular circulation patterns.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Stormwater report – 2 copies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Project narrative including description and code consistency	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Geotechnical, Flood Hazard, and/or Wildland-Urban Interface Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of all application materials in a digital PDF format	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Exterior Elevations	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Application Fees Paid	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Date Accepted: 11/17/2015 Accepted By: UMBoler File No. CUP-15-04

Lighthouse Christian Ministries Columbia St. Project

Lighthouse Christian Ministries is proposing to remodel the existing building on 410 S. Columbia Street into a modern and efficient medical/dental office, assembly area, soup kitchen, and food storage facility. The Clinic will operate on the main (2nd) floor of the facility and will use a private entrance, waiting room, medical and dental treatment rooms, and will share restrooms with the Soup Kitchen. This new "state of the art" facility will allow us to greatly expand current operations. This Clinic currently operates in East Wenatchee under current use, and is not under conditional use and there have been no incidents to indicate conditional use is necessary.

LCM distributes excess food into the poorest neighborhoods six days each week by volunteers with their own trucks. We also provide food bank services in the Lighthouse Soup Kitchen, and partner with Second Harvest in providing other local food bank services. The basement of 410 S. Columbia Street may be an ideal location for canned and dried food storage for distribution. If this project succeeds, we would like to provide access to this facility for other social services in cooperation to expand regional operations.

Finally, the upper (3rd) floor of 410 S. Columbia Street could be used for some public gatherings such as church services, weddings, and musical entertainment. It is a very attractive large room with many possibilities. We are aware of the need for electrical upgrade, sprinkler systems and an elevator requirement for expanded use. This building is in great need of a major upgrade. The electrical system is sorely outdated, and the building needs sprinkler systems, plumbing, structural repairs, refrigeration, elevator, framing, medical and dental equipment and more. After the Sleepy Hollow fire burned local warehouses this summer, an upgrade to this building is in everyone's interest, including the City Of Wenatchee.

This location of this building is approximately 160 feet from the bus transfer station, making it ideal with more than 90% of the occupants of this building being transient in nature. Parking reduction would have no impact on this project because the occupants have little or no vehicular access.

The Lighthouse Soup Kitchen is currently located at 526 S. Wenatchee Avenue and was established in 2009 during the "great recession." The kitchen now serves more than 125,000 meals annually. The current lease expired in October 2016.

Recently, the City of Wenatchee held a community meeting regarding renewal of the South Wenatchee area and a few Lighthouse staff attended. The homeless situation on Wenatchee Avenue was discussed in a broader context of this renewal effort, and there seems to be some concern that social services on the Avenue attracts homeless people and affects some businesses in the area. We just want to say that the number of homeless people in our area is not caused by social services, but by drugs, alcohol, mental illnesses, and generational poverty. However, LCM is interested in and willing to move these food distribution services off of the Avenue to S. Columbia Street. We believe this is a better location for all parties involved -- LCM, businesses and the City of Wenatchee administration.

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The Lighthouse Soup Kitchen has been very diligent in developing right relationships with neighboring businesses and local law enforcement agencies. LCM personnel and volunteers pick up trash on a weekly basis in and around the neighborhoods in which we operate; they shovel snow for neighboring businesses, sweep the sidewalks, and pressure wash their business' buildings in attempts to be good neighbors. All of the neighboring businesses have the phone numbers of our directors to call day or night if any clients cause any problems. We even limit the hours of operations of some services in consideration of the local businesses. LCM and staff fully cooperate with local law enforcement and eagerly support them in all operations where clients are involved. Current Lighthouse operations are not under conditional use.

LCM isn't like another local organization that caused problems for so many downtown businesses. We have proven ourselves to be a reliable community partner with more than 300 regular local volunteers. And where we have been under "conditional use" at our Mission House facility on No. 1 Canyon Road, there have been no incidents. However, we are reluctant to spend the money to provide these expanded social services if the "use" of our building can be taken away after such a large investment.

- PO Box 1914
- Wenatchee, WA 98807-1914
- voice. 509-662-3699
- email. ryan@completedesign.cc
- www.completedesign.cc

COMPLETE DESIGN, INC.



November 16, 2015

City of Wenatchee
Community Development
1350 McKittrick St, Suite A
Wenatchee, WA 98801

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Storm Water Drainage Report:

The existing building at 410 South Columbia Street in Wenatchee currently ties into the existing storm/sewer system under Columbia Street.

The new parking lot will also tie into the existing storm drainage system under Columbia Street.

Upon completion of this project there should be no impact to the surrounding area.

Ryan Kelso
CEO

.....
"Construction Design Specialists"



City of Wenatchee
1350 McKittrick, Suite A
Wenatchee, WA 98801

Receipt Number: PL15-00036

Payer/Payee: LIGHTHOUSE CHRISTIAN MINISTRIES
2121 VALLEY VIEW BLVD
EAST WENATCHEE WA 98802

Cashier: MBOLES@WENATCHEE **Date:** 11/17/2015
Payment Type: EWA.GOV
CHECK (3040)

CUP-15-04		CONDITIONAL USE PERMIT		408 S COLUMBIA ST	
<u>Fee Description</u>		<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>	
Conditional Use Permit		\$950.00	\$950.00	\$0.00	
Zoning/Conditional Use Review by Public Works Staff		\$200.00	\$200.00	\$0.00	
CUP-15-04 TOTALS:		\$1,150.00	\$1,150.00	\$0.00	
TOTAL PAID:			\$1,150.00		